

sufficiently assigning all such awards and other compensation heretofore or hereafter to be made to the holder of the Note (including the assignment of any award from the United States Government at any time after the allowance of the claim therefor, the ascertainment of the amount thereof and the issuance of the warrant for payment thereof).

11. That Grantor within five (5) days upon request by mail will furnish a written statement duly acknowledged of the amount due upon this Deed of Trust and whether any offsets or defenses exist against the indebtedness secured hereby.

12. That the Grantor and all subsequent owners of the said premises shall keep and maintain full and correct books and records showing in detail the earnings and expenses of said premises and shall permit the holder of the Note secured by this Deed of Trust or its representatives to examine such books and records and all supporting vouchers and data at any time and from time to time on request, at the offices of Grantor hereinbefore identified or at such other location as may be mutually agreed upon; and will furnish to the holder of the Note a statement showing in detail all such earnings and expenses since the last such statement, verified by the affidavit of the Grantor or then owner, or if the same be a corporation, by an affidavit of its principal executive officer; and in the event that the owner shall refuse or fail to furnish any statement as aforescribed, or in the event such statement shall be inaccurate or false, or in the event of the failure of the Grantor or any subsequent owner to permit the holder of the Note secured hereby or its representative to inspect the said books and records on request, holder of the Note may consider such acts of the Grantor as a default hereunder and proceed in accordance with the rights and remedies afforded it under the provisions of this instrument.

13. That the Grantor will not sell, assign, convey, transfer or change the ownership of the premises secured hereby at any time by operation of law or otherwise, except in accordance with the terms, if any, hereinafter set forth.

14. And the said Grantor does hereby warrant specially the property hereby conveyed, and that Grantor is seized of said land and premises in fee simple and has the right to convey the same to the said Trustees, and that the said Grantor has done no act to encumber the property, and that the said Grantor will execute such further assurances of the said land and premises as may be requisite.

15. Upon request of Grantor, the holder of the Note, at said holder's sole option prior to full release of this Deed of Trust, may make future advances to Grantor. Such future advances, with interest thereon, shall be secured by this Deed of Trust when evidenced by promissory notes stating that said notes are secured hereby.

In furtherance of the Grantor's covenants contained herein, and without intending to limit the remedies available to the holder of the Note secured hereby under applicable law, the following specific rights and remedies are hereby granted to the holder of the Note secured hereby:

A. That upon default by Grantor in performance of any of the terms, covenants or conditions herein or in the Note contained, the holder of the Note may, at its option and whether electing to declare the whole indebtedness due and payable